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**\$ | Price**  
**\$3,285,000**

**% | Cap Rate**  
**6.50%**

**Building |**  
**2,930 SF**

**Land |**  
**1.10 Acres**

**Year Built**  
**2007**



## Arby's Gallatin (Nashville), Tennessee

**Stan Johnson Company** is pleased to offer for sale the single tenant net leased and corporately guaranteed Arby's property in Gallatin, TN, which is strategically located in suburban Nashville, TN. Arby's has a track record of success at this site, having been there for almost 15 years! The NOI and pricing reflect the 9.21% rent increase coming in June of 2022. The Seller will credit the difference in rent from the date of closing through the start of the rent increase. The property is being offered at \$3,285,000. The property also offers minimal risk from the current in-place operating income and benefits from being located in a strong suburban market for fast food concepts and exceptional customer loyalty in regards to their competitors, per Placer.ai.

- **Tenant has been at this location for almost 15 Years (Inspire Brands \$27B in Sales in 2020)**
- **Exhibited Brand Loyalty Not Matched by their Primary Competitors, per Placer.ai**
- **Highly Desirable Corporately Guaranteed Absolute NNN Lease**
- **Gallatin submarket is especially strong for retail, with exceptionally low vacancy under 2.6% supporting strong rents**
- **Arby's is strategically located on Nashville Pike and has massive trade area pulling customers from the all over the north and west Nashville MSA, per Placer.ai**
- **NOI based on 2022 rent increase; Seller to credit rent at Closing**



Subject Property

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